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Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

326,400 / 326,400

USE VALUE:

326,400 / 326,400

ASSESSED:

326,400 / 326,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #: 117

Owner 1:	BRENTWOOD REALTY PARTNERS LLC
Owner 2:	
Owner 3:	

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
102		0.000	326,400			326,400				
Total Card		0.000	326,400			326,400	Entered Lot Size			
Total Parcel		0.000	326,400			326,400	Total Land:			
Source:		Market Adj Cost		Total Value per SQ unit /Card:	455.87	/Parcel: 455.8	Land Unit Type:			

Parcel ID: 011.A-0001-0117.0

!1052!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	317,200	0	.	.	317,200	317,200	Year End Roll	12/18/2019
2019	102	FV	268,000	0	.	.	268,000	268,000	Year End Roll	1/3/2019
2018	102	FV	221,900	0	.	.	221,900	221,900	Year End Roll	12/20/2017
2017	102	FV	206,500	0	.	.	206,500	206,500	Year End Roll	1/3/2017
2016	102	FV	206,500	0	.	.	206,500	206,500	Year End	1/4/2016
2015	102	FV	186,400	0	.	.	186,400	186,400	Year End Roll	12/11/2014
2014	102	FV	163,700	0	.	.	163,700	163,700	Year End Roll	12/16/2013
2013	102	FV	163,700	0	.	.	163,700	163,700		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No		
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No		
	18071-350		4/1/1987			No	No	N	

BUILDING PERMITS

ACTIVITY INFORMATION

Sign: _____

VERIFICATION OF VISIT NOT DATA

____/____/____

Total Card / Total Parcel	326,400 / 326,400
APPRAISED:	326,400
USE VALUE:	326,400
ASSESSED:	326,400

Prior Id # 1:	148691
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	16:43:45
LAST REV	
Date	Time
04/26/18	11:41:58
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.												
Sty Ht: 5	- 5 Story			A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 1	- Concrete			A 3QBth:	Rating:															
Frame: 2	- Steel			1/2 Bath:	Rating:															
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:															
Sec Wall:				OthrFix:	Rating:															
Roof Struct: 4	- Flat			OTHER FEATURES																
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average															
Color: BRICK				A Kits:	Rating:															
View / Desir: N	- NONE			Frl:	Rating:															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: C	- Average			CONDOS INFORMATION																
Year Blt: 1971	Eff Yr Blt:			Location: R	- Rear															
Alt LUC:	Alt %:			Total Units:																
Jurisdct:	Fact: .			Floor: 1	- 1st Floor															
Const Mod:				% Own: 0.903699994																
Lump Sum Adj:				Name: 16	- 6031															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD				Phys Cond: AV	- Average			28.	%	Exterior:				No Unit	RMS	BRS	FL			
Prim Int Wall: 2	- Plaster			Functional:					%	Interior:				1	3	1	0			
Sec Int Wall:				Economic:					%	Additions:										
Partition: T	- Typical			Special:					%	Kitchen:										
Prim Floors: 4	- Carpet			Override:					%	Baths:										
Sec Floors:				Total:	28.8			%		Plumbing:										
Bsmnt Flr:				CALC SUMMARY				COMPARABLE SALES				Totals								
Subfloor:				Basic \$ / SQ: 320.00				Rate				Exterior:				1	3	1		
Bsmnt Gar:				Size Adj.: 1.33798885				Parcel ID				Interior:								
Electric: 3	- Typical			Const Adj.: 1.00909925				Typ				Additions:								
Insulation: 2	- Typical			Adj \$ / SQ: 432.052				Date				Kitchen:								
Int vs Ext: S				Other Features: 32751				Sale Price				Baths:								
Heat Fuel: 3	- Electric			Grade Factor: 1.00								Plumbing:								
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.34000003								Electric:								
# Heat Sys: 1				NBHD Mod:								Heating:								
% Heated: 100				LUC Factor: 1.00								General:								
Solar HW: NO				Adj Total: 458414																
% Com Wall				Depreciation: 132023																
				Depreciated Total: 326391																
MOBILE HOME				Make:				Model:				Serial #:				Year:				
SPEC FEATURES/YARD ITEMS																PARCEL ID 011.A-0001-0117.0				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:								